THE REAL ESTATE MARKET

BROKERAGE TRADING LIMITED TO RESIDENCE PROPERTY.

W. Clarence Martin Buys the Brownste Dwelling at 114 East Thirty-first Firm of Operators Sells a House in East Seventy-ninth Street

Property in the residence districts was the only kind of realty dealt in yesterday. Flats and tenements figured in the bulk of the Manhattan sales. Considerable activity in lots and two family houses was apparent in The Bronx, especially in the more remote sections of the borough. The new constructions for which plans were filed included several loft buildings in the downtown business district. In the auction room several vacant plots on Seventh avenue near 150th street were sold in fore-

Private Sales.

MERCER STREET.—A. Hollander has sold Nos. 113 and 115 Mercer street, two five story brick and stone loft buildings, with cores. on plot 50x100, between Spring and Trince streets. The buyer is an in-

THIED AVENUE.—Max Leyersohn has sold No. 281 Third avenue, a three story build-ing on lot 22x75, at the southeast corner of Twenty-second street. LEXINGTON AVENUE,—Mr. Mott has sold No. 857 Lexington avenue, a three story and basement stone front dwelling on lot 18,8880, between Sixty-fourth and Sixty-fifth streets.

fifth streets.

SEVENTY-NINTH STREET.—T. Scott & Son have sold for Abraham Aveutine to J. D. Fessenden No. 174 East Seventy-ninth street a four story and basement dwelling on lot 18.9x102.2.

dwelling on lot 18-310-22
EIGHTY-SECOND STREET.—T. Scott &
Son have sold for M. November to Mary
Hirschfield No. 136 East Eighty-second
street, southwest corner of Lexington
avenue, a four story flat, with stores, on

lot 18x70.

NINETY-FIRST STREET.—Peter Wolff has sold the Dayton, a five story flat on lot 25x100.8, adjoining the southeast corner of Columbus avenue.

MOUNT HOPE PLACE.—Max Liebeskind has sold for the Aaron Miller Realty Company the six two family semi-detached houses, just completed, on the north side of Mount Hope Place between Jerome and Walton avenues, to H. B. Davis and Charles Helborn.

Helborn.
THIRTY-FIRST STREET.—W. Clarence Martin has bought No. 114 East Thirty-first street, a three story and basement dwelling, on lot 21.8198.9.

IITH STREET.—David Adler has sold for Mrs. H. A. Fajen the four story dwelling at No. 361 West 117th street, on lot 16.8x 100.11, to Nechols & Blumenstork.

at No. 351 West in the section of the No. 351 to Nechols & Blumenstork.

NINETIETH STREET.—Ludwig Traube, Jr., has sold for a client to S. J. Stroh No. 202
East Ninetieth street, a five story double flat, on lot 25x100.8.

HENRY STREET.—Lubetkin Bros. have bought the two five story flats at Nos. 211 and 213 Henry street, adjoining the corner of Clifton street, on plot 45x85.

CHERRY STREET.—Benso Meltsner has sold for Meyer Vessel Nos. 87 to 91 Cherry street, three four story buildings, on plot 50x75. The buyer will erect a six story house.

The buyer will erect a six story house.

The buyer will erect a six story house.

TWENTY-THIRD STREET.—Charles W. Rainbow has sold No. 418 West Twenty-third street, a four story stone front dwelling, on lot 26.638.9.

THIRTY-SEVENTH STREET.—Adler Bros. have sold Nos. 236 and 238 East Thirty-seventh street, two four story flats, on plot 40x98.9.

plot 40x98.9.

BRONX.—Clement H. Smith has sold for Thomas Walton No. 4461 Park avenue, a two family house; also, for Frederick Gray No. 2088 Anthony avenue, a two family house; also, for a client to a buyer for occupancy No. 1015 Washington avenue, a dwelling; also, for a client a tract of seventy lots on West Farms road and Union avenue, Westchester.

seventy lots on West Farms road and Union arenue, Westchester.

WAKEFIELD.—A Shatzkin & Sons have sold to G. Konstantino the northwest corner of 21sth street and Tilden avenue, 25x100; to J. Johnson, a lot 25x100 on the east side of Beach avenue, south of Corsa avenue; to S. Goldberg, a lot 25x100 on the east side of 21sth street, 100 feet west of Sixth avenue; to C. Carmelino, the lot 25x100 on the north side of 21sth street, 125 feet east of Sixth avenue; to a Mr. Brown, the plot 50x100 on the south side of 21sth street, 100 feet east of Sixth avenue; to Y. Conway, a plot 50x100 on the south side of 223d street, east of Paulding avenue; to F. Combiato, a plot 50x100 on the north side of 224th street, east of Paulding avenue; and to a Mr. Rosen, a lot 25x100 on the east side of 225th street, east of Paulding avenue, and to a Mr. Rosen, a lot 25x100 on the north side of 21th street, east of Sixth avenue.

avenue. Elifon AVENUE.—Louis Lese has sold, through Levin & Jackson, to Gleck & Allen fhe southwest corner of Elton avenue and listh street, a plot 48x100, for improve-

ment.

IND STREET.—Levin & Jackson and B.

Morris have sold for Gleck & Allen to Louis
Lese Nos. 671 to 677 East 133d street, two
six story apartment houses on plot 75x100.

FRANKLIN AVENUE.—Seigel Bros. have
sold the two five story buildings at Nos.
1392 and 1394 Franklin avenue, each on plot
37.6x100.

CLINTON AVENUE Schmödiger & Bach. 37.5.100.
CLINTON AVENUE.—Schmeidler & Bachrach have sold to Leader & Blum, builders,
a plot, 90x90, on the east side of Clinton
avenue between 175th and 176th streets.

Frank M. Widner of the office of Alvan W. Perry has leased for Bonwit, Teller & Co. the first floor and basement of the building now being erected at Nos. 13 and 15 West Thirty-fourth street to the William B. Riker & Son Company for a term of twenty-one years, beginning September 1 next at a rental of \$43.000 per annum. The building, which was designed as a six story structure, will be altered to an eight story loft and office building, and the store, which is 40 feet in width by 125 feet in depth, is to have, in addition to this floor space. A mezzanine gallery throughout. Borwit, Teller & Co. intended this building for their own use, but owing to the rapid increase in Thirty-fourth street values, and the large rental offered by the Riker company they determined to turn the building into an investment. Miscellaneous.

large rental offered by the Riker company they determined to turn the building into an investment.

Davis & Robinson have leased for Cel. William Jay No. 22 East Seventy-second street, a five story dwelling, for three years to William Schall, Jr.; for Dr. Richard H. Derby No. 113 Fast Seventy-first street. a new six story dwelling, and for Richard Mortimer No. 17 West Forty minth street, a four story brownstone dwelling, for one year.

The Charles F. Noyes Company has leased for Henry Learnurger the store and basement of the building at No. 72 Cliff street, and Nos. 44, 46, 48 Ferry street, southeast corner, for a long term of years to A. Bruckenstein. Mr. Learburger recently purchased the building through the same brokers and rebuilt the structure. The building is now entirely rented. The Noyes company has also rented the store and basement at No. 52 Water street for Manuel Menendez to John H. Rust, and store, basement and subcellar of No. 141 Fullon street for Asa F. Randolph, attorney to Robert L. Bracklow.

Ond hyler of the Hotel Gazette Exchange has leased for Charles Mayne to D. A. Crow the Villa Ina Hotel property at Milford, Pa.

Pocher & Co. have leased the building at No. 140 West Thirty-second street for A term of three years No. 148 West Thirty-second street for Phillip Adelson to George Farnum.

Henry M. Weill bas removed his office to No. 151 West Thirty-fourth street.

L. J. Phillips & Co. were the brokers in the recent sale of No. 222 West Seventy-first street for Henry J. Braker.

Enrica V. Pescia & Co. have bought from the Post existe the three story, dwelling, with six acres of land, on Jewett avenue, hear Cherry lane, Port Richmond, Staten Island.

The Rickert-Finlay Realty Company has add in Broadway-Flushing to Edward O.

with six acres of land, on Jewett avenue, near Cherry lane, Port Richmond, Staten laland.

The Rickert-Finlay Realty Company has sold in Broadway-Flushing to Edward O. Flagg the plot, 60x100, on the west side of Twenty-sixth street; 152 feet south of Crocheron avenue; to Frank H. Peterman the plot, 60x100, on the south west corner of Crocheron avenue and Twenty-sixth street; to Dietrich Wolff the plot, 60x100, on the east side of Twenty-second street, 440 feet south of State street; also, in Douglas Manor, to Charles G. Ferry the plot, 60x100, on the anorth side of Ridge road, 72 feet west of Douglas road; to Charles H. Burtis the plot, 50x100, on the south side of Oak lane, 130 feet west of Douglas road; to Oliver G. Davisi the blot, 60x100, on the south side of Kenmore Ford, 276 feet east of the East Drive.

Plans have been filed with Building Super-tendent Murphy for a new six story office diding to be erected for Thomas B. A. Hall, a owner, at 628 Fifth avenue, a Columbia University leasehold. The building is to be of brick, trimmed with marble and ornamented with bronze work, and is to cost \$30,000. Alexander McMillan Welch is the architect.

Flans have been filed for enlarging the four story residence at No. 30 East Eighty-eightlisteret for Lewis Harburger as owner and for installing stores in the three story and basement residence at No. 51 West Thirty-sixth. Street for Cawis Harburger as owner and for installing stores in the three story and basement residence at No. 50 West Thirty-sixth. Street for Robert Miles as owner.

The Manhattan improvements include the addition of aix story annex to the headquarters of the Fire Department in Sixty-seventh street; and cost are about \$150,000, according to the estimate of Heris & Tallant, who are the architects for the city.

The Manhattan plans for new buildings

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REAL ESTATE FOR SALE. WESTCHESTER COUNTY.

Fern-Cliff A place at Scarsdale for sixty modest homes. ANGELL, 16 East 42d Street.

filed vesterday include a seven story loft building to be erected for isanc Schricher at the northwest corner of Canal and Allen streets at a cost of \$40,000, according to the estimate of the architect. Samuel Sass, and a five story loft building for Helen H. Jenkin as owner at No. 34 to 98 Lafayette street, with an el on Walker street, and already leased for a term of years to the Russell-Irwin Manufacturing Company. It is to cost \$125,000. Howells & Stokes, are the architects.

The Bronx plans comprise two four story flats to be built for Marie Erabo on 183d street, west of Hughes avenue, at a cost of \$50,000; a five story flat for J. H. Buscall on Brock avenue, north of 168th street, to cost \$30,000; a two story dwelling for William Guggolz on North street, east of Grand avenue, to cost \$16,500; a two story dwelling at the corner of Tramont and Rosedale avenues, to cost \$5,000, and a one story church for the Rev. Daniel Burke at the northwest corner of Belmont avenue and 187th street to gost \$50,000.

Yesterday's Auction Sales. [At 14 Vesey Street.] eventh avenue, Borthwest corner of 186th atreet, 20 17x10; vecent prior mortgage, \$25,500; to Ignats Roth, a party in in

Em. 500; to Ignata Roth, a party in interest.

Seventh avenue, west side, 20.11 feet north of 150th street, three plots, each 602100; prior mortgage of Bis. 500 on each plot; southerly plot to I. Roth for \$17.100 other two to Robert E. Simod.

Seventh avenue, southwest comer of lines street, 80.112100, wearst; prior mortgage to the Communication Comm

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